GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 10
LEASE AMENDMENT	TO LEASE NO. GS-04B-48850
ADDRESS OF PREMISES 2805 SW 145 th Avenue, Miramar, FL 33027	PDN Number: NA

THIS AMENDMENT is made and entered into between Miramar GSA ICE, LLC

whose address is:

1 North Wacker Dr. Ste 4025

Chicago, IL 60606-2807

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective March 1, 2019, as follows:

The purpose of this Lease Amendment is to provide for an expansion to the leased premises of an (b) (4) surface parking spaces adjacent to the above mention leased location.

- Paragraph 1 of Standard Form 2 of the Lease and all subsequent Lease Amendments is hereby amended with the following:
 - 1. The Lessor herby leases to the Government the following described premises:



This Lease Amendment contains 3 pages.

All other terms and conditions of the lease shall remain in force and effect. IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature:
Name: Thomas M. Cicotello
Title: Authorized Signatory
Entity Name: Miramar GSA ICE, LLC
Date: Date: Date: 12 March 2019

FOR THE GOVERNMENT:

Signature: D

Name: DALLUS DALLUS Lease Contracting Officer

GSA, Public Buildings Service,

Date:

3-14-2019

WITNESSED FOR THE LESSOR BY:

(b) (6)

Signature:

RUAN K OLL

Name: Title:

Authorized Signatory

Date:

3/12/2019

- II. Paragraph 2 of Standard Form 2 of the Lease and all subsequent Lease Amendments is hereby amended with the following:
 - 2. TERM:
 - A. TO HAVE AND TO HOLD the said premises with their appurtenances for years firm term beginning on subject to termination and renewal rights, as may

В	(b) (4)			

- III. Paragraph 3 of Standard Form 2 of the Lease and all subsequent Lease Amendments is hereby amended with the following:
 - 3. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM 3/1/2019 - 9/27/2025	
	ANNUAL RENT	
SHELL RENT	(b) (4)	
TENANT IMPROVEMENTS RENT ²		
OPERATING COSTS ³		
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)4		
Parking ³	· · · · · · · · · · · · · · · · · · ·	-
Parking ⁴		
TOTAL ANNUAL RENT		

Shell rest calculation: (Firm Term) (b) (4) RSF multiplied by (b) RSF
(Firm Term) (O) (4) RSF multiplied by (O) RSF
The Tenant Improvement Allowance of (a) (4) is supportized at a rate of (b) percent per amount over (b) years
Operating Costs tent calculation per RSF multiplied by 6) RSF. Operating rent is inclusive of CPI through 6). Building Specific Amortized Capital (BSAC) of 6) (4) are importized at a rate of 6) percent per annum over 6 years and months.
Building Specific Amortized Capital (BSAC) of (a) (4) are amortized at a rate of (b) percent per annum over (b) years and quonties.
Tranking costs are for the secured and peneral parking spaces reflecting a rate of the per parking space per month.
Parking costs are for hadditional general parking spaces reflecting a rate of per space per month upon completion and acceptance by the Government

- IV. Paragraph 4 of Standard Form 2 of the Lease and all subsequent Lease Amendments is hereby deleted in its entirety and replaced as follows:
 - 4. The Government may not terminate this lease during the firm term.
- V. Waiver of Restoration. Lessor shall have no right to require the Government to restore the Premises upon termination of the Lease, and waives all claims against the Government for waste, damages, or restoration arising from or related to (a) the Government's normal and customary use of the Premises during the term of the Lease (including any extensions thereof), as well as (b) any initial or subsequent alteration to the Premises regardless of whether such alterations are performed by the Lessor or by the Government. At its sole option, the Government may abandon property in the Space

INITIALS: LESSOR & LETA
GOVT

following expiration of the Lease, in which case the property will become the property of the Lessor and the Government will be relieved of any liability in connection therewith.

VI. Attachments: Exhibit A - Site Plan (22 pages)

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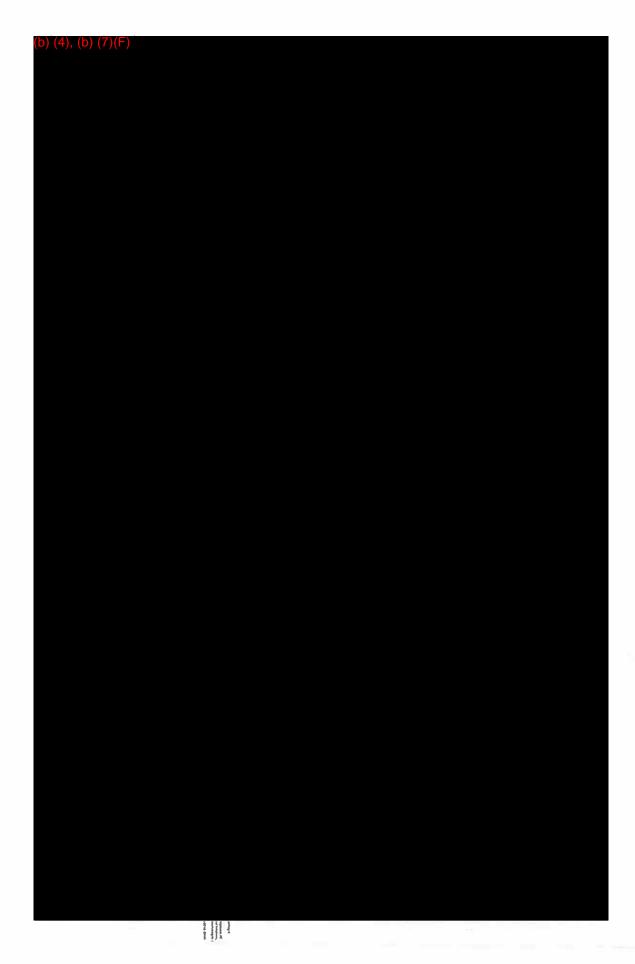
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